

TOWN OF HILTON HEAD ISLAND
LMO Committee Meeting
January 28, 2019 – 2:00 p.m.
Benjamin M. Racusin Council Chambers

Members Present: Chairman Peter Kristian, Vice Chairman Todd Theodore, Leslie McGowan, Michael Scanlon

Planning Commissioners Present: Glenn Stanford

Town Council Present: Tamara Becker, David Ames

Town Staff Present: Teri Lewis, Nicole Dixon, Anne Cyran, Teresa Haley

1. Call to Order

Chairman Kristian called the meeting to order at 2:00 p.m.

2. Freedom of Information Act

Public Notification of this meeting has been published, posted and mailed in compliance with the Freedom of Information Act and Town of Hilton Head Island requirements.

3. Approval of the Agenda

Mr. Scanlon moved to approve. Ms. McGowan seconded. The motion passed unanimously.

4. Approval of the Minutes – December 11, 2018

The LMO Committee approved the minutes of the December 11, 2018 meeting by general consent.

5. Discuss Proposed LMO Amendments Related to Electric Go-Carts in the WMU Zoning District

Chairman Kristian introduced the item and asked Ms. Lewis to begin. Ms. Lewis indicated the purpose of today's discussion is for the Committee to recommend whether or not Staff take forward an amendment regarding the item.

Ms. Lewis went through the proposed changes as described in the Committee's packet. The proposed changes are based on the discussions and concerns from the Planning Commission and the public.

The Committee made comments and inquiries regarding: how many acres are in the WMU zoning district that this change would apply to; is there additional information pertaining to sound decibels; an outdoor track would require tree removal, but an indoor track would require more; the site is subject to tree requirements based on the zoning district; an indoor track is a by right use on the subject property; examples of outdoor commercial recreation permitted on the subject property include: active sports complexes with such uses as tennis courts, ball fields, basketball courts, and facilities that are available for the benefit of spectators like stadiums, amphitheaters, and band shells.

Chairman Kristian asked for public comments. Several members of the public spoke in opposition of the proposal. The public comments and questions received related to: the decibel levels between different types of electric go-carts can vary and increase; noise from a speaker system; concerns for the existing permitted by right uses on the property; there are no restrictions on the types of go-carts permitted and the number of go-carts that can run at one time; an indoor track can contain noises better; citizens depend on the LMO to keep the integrity of the Island; if there is another island that has an outdoor go-cart track; if this is a successful business venture; concerns for environmental impacts and lighting levels; the mission of the Planning Commission; the proposal benefits tourism and not residents; the proposal does not fit the Town's vision or Charles Frasier's vision; and the historical context of Charles Frasier's vision for the Island.

Mr. Nate Jones, a representative of Broad Creek Marina, presented statements in support of the proposed amendment and answered questions presented by the Committee. Mr. Jones said they would comply with the noise ordinance and work with the Town on meeting all requirements and regulations. Mr. Jones pointed out that more trees would be removed if an indoor track is constructed versus an outdoor track. Mr. Jones respectfully requested the Committee pursue this proposal.

The Committee discussed the information presented, including: respecting the rights of individual land owners; the sentiment that this might not fit the Island; an indoor facility would take out a significant amount of trees; concerned for how the Island is addressing future generations and if we are losing a connection with them; this parcel may be more suited for this use, but consideration has to be given to all WMU parcels; setting a precedent that could be followed by several other waterfront parcels; this is not a noise issue, but whether or not citizens want this use on the Island; concern for deterring entrepreneurs and investors; examples of other businesses and developments on the Island that were publicly opposed, but resulted positive outcomes.

Upon the conclusion of the discussion, the Committee recommended Staff should not pursue this amendment.

6. Adjournment

The meeting was adjourned at 3:06 p.m.

Submitted by: Teresa Haley, Senior Administrative Assistant

Approved: June 3, 2019

Peter Kristian, Chairman